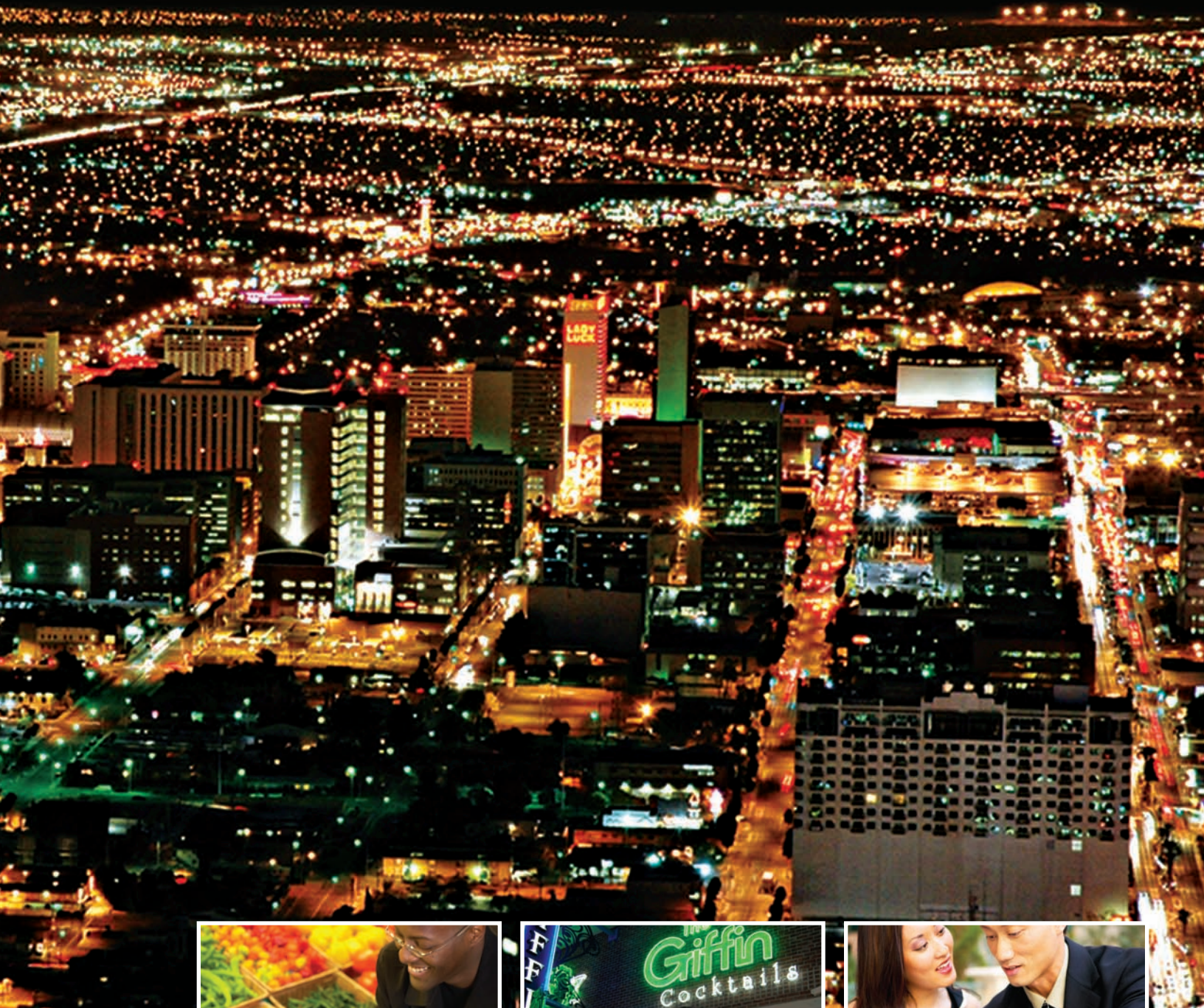


DOWNTOWN LAS VEGAS RETAIL OPPORTUNITIES



Union Park

Location

On 61 acres in downtown Las Vegas. Located east of Interstate 15 and north of Charleston Boulevard. Site is bordered on the east by the Union Pacific railroad tracks, west and north by Grand Central Parkway, and south by Bonneville Avenue.

Project Partners

City of Las Vegas

(land owner and master developer)

Newland Communities

(development manager, day-to-day development)

Components & Uses

- **Office/Medical:** 1,908,000 s.f.
- **Residential:** 5,200,000 s.f.; 3,200 units
- **Hotels - Non-gaming (2):** 675,000 s.f.; 800 rooms
- **Hotel – Gaming (1):** 900,000+ s.f.; 1,000-1,500 rooms
- **Casino:** 60,000 – 100,000 s.f.
- **Retail:** 475,000 s.f.
- **Smith Center for the Performing Arts:** 379,000 s.f. (2,050 seats)
- **Lou Ruvo Brain Institute:** 67,000 s.f.
- **World Jewelry Center:** 2,000,000 s.f. (approx.) of mixed-use space including retail
- **The Charlie Palmer Boutique Hotel:** 400 suites and rooms

Proposed Development Timeline

- **Phase I** **2006-2008**
Secure private developers
& Phase I infrastructure
- **Phase II** **2008-2009**
Build residential and retail
& Phase II infrastructure
- **Phase III** **2008-2009**
Residential, hotel, medical,
and office projects
- **Phase IV** **2009-2017**
Dictated by market

Contact

Newland Communities

Rita Brandin, senior vice president and development director
2300 Sahara Avenue, Suite 750
Las Vegas, Nevada 89102
Telephone: 702.220.8090 • Fax: 702.220.7636
Web: www.unionparkvegas.com

LiveWork Las Vegas

Location

Situated on 13 acres in downtown Las Vegas. Bordered by Main Street, Garces Avenue, Casino Center Boulevard and Lewis Avenue; will be located directly across from the 61-acre Union Park development.

Project Partners

Forest City Enterprises

LiveWork LLC

Components & Uses

- **Commercial Office:** 1 million s.f.
- **Retail:** 300,000 – 500,000 s.f.
- **Las Vegas City Hall:** 260,000 s.f.
- **Regional Transit Center**
- **First Street Promenade**

Proposed Development Timeline

- **Start of Construction:** Late 2009
- **Transit Center Completed:** 2010
- **City Hall Completed:** 2011
- **Big Box Retail & Commercial Development:** Dictated by market
- **Build-out Projected:** 2015

Contact

Forest City

Simon Horton, project developer
949 S. Hope Street • Suite 200
Los Angeles, California 90015
Telephone: 213.416.2254 • Fax: 213.488.9308
Web: www.forestcity.net

CIM Development (Lady Luck Hotel & Casino)

Location

Located in downtown Las Vegas, one block north of a major entertainment venue and tourist attraction, the **Fremont Street Experience**.

Project Partners

CIM Group

(owners of Lady Luck Casino)

City of Las Vegas

(owner of adjacent land and historic Post Office)

Components & Uses

Lady Luck

- **Hotel:** 631 suites and rooms
- **Casino:** 50,000+ s.f.
- **Retail & Restaurant:** 22,000 s.f.

Future Development

- **Hotel:** 500 rooms
- **Retail/Restaurant/Entertainment:** 100,000 – 200,000 s.f.
- **Office:** 100,000 – 200,000 s.f.

Proposed Development Timeline

- **Lady Luck Hotel & Casino Reopening:** Early 2010
- **Mob Museum Opening:** 2010
(in former historic Post Office)
- **Mixed-use Retail Development & Construction:** 2009-2011
- **Mixed-use Retail Opening:** 2012

Contact

CIM Group

Jeff Rosen, principal
6922 Hollywood Boulevard • Suite 900
Los Angeles, California 90028
Telephone: 323.860.4900 • Fax: 323.860.4901
Web: www.cimgroup.com

Ground-Floor Retail

Location

Urban ground-floor retail opportunities are now available throughout downtown Las Vegas. Below is a small sampling. Please call for a current list.

Projects & Opportunities

- **Streamline Tower.** 150 Las Vegas Blvd. N. Approximately +/- 12,000 s.f. of prime ground-floor retail and restaurant space. Located in downtown's new entertainment district, **Fremont East**.
- **juhl.** 353 E. Bonneville Ave. Now available: +/- 4,451 s.f. of ground-floor retail in addition to prime restaurant space.
- **Newport Lofts.** 200 Hoover Ave. About +/- 1,600 s.f. of retail/office space available.
- **Allure Tower.** 200 W. Sahara Ave. Located adjacent to the Las Vegas Strip, near the intersection of Las Vegas Boulevard and Sahara Avenue. Approximately +/- 5,000 s.f. of upscale, ground-floor retail in a luxury residential tower.
- **Fremont East District.** Located at the intersection of Fremont Street and Las Vegas Boulevard. Downtown Las Vegas' newest entertainment hot spot. Opportunities for eclectic nightclubs, entertainment-themed and specialty retail, dining establishments, taverns and coffee houses.
- **Fremont Street Experience.** Located at the intersection of Main and Fremont streets. Call for current opportunities available at this five-block Las Vegas tourist attraction visited, on average, by nearly 17 million people each year.

Contact

Office of Business Development

Julie Quisenberry, real estate specialist
City Hall, 400 Stewart Avenue, Second Floor
Las Vegas, Nevada 89101
Telephone: 702.229.2109 • Fax: 702.385.3128
Web: www.lasvegasnevada.gov/retaildowntownlasvegas



For More Information, Please Contact:

CITY OF LAS VEGAS
Office of Business Development
Julie Quisenberry, real estate specialist
City Hall ■ 400 Stewart Avenue ■ Second Floor
Las Vegas, Nevada 89101
Telephone: 702.229.2109 ■ Fax: 702.385.3128
Web: www.lasvegasnevada.gov/RetailDowntownLasVegas

